

## CLAIMS

What is claimed is:

- 1    1.     A method comprising:  
2                receiving a plurality of property profiles from at least one responsible  
3    party;  
4                receiving at least one transaction request from at least one requesting  
5    party;  
6                matching the at least one transaction request with the property profiles;  
7    and  
8                providing the at least one transaction request to the responsible parties  
9    of a subset of the plurality of property profiles that match the transaction request.
- 1    2.     The method of claim 1 wherein providing the transaction request is achieved  
2    anonymously such that an identity of the requesting party is hidden from the  
3    responsible party.
- 1    3.     The method of claim 1 wherein the responsible party comprises at least one of  
2    a property owner, a property manager, and a leasing manager.
- 1    4.     The method of claim 1 wherein the at least one requesting party is at least one  
2    of a prospective renter and a prospective buyer.
- 1    5.     The method of claim 1 further comprising:  
2                providing an offer received from at least one of the responsible parties to at  
3    least one of the requesting parties.
- 1    6.     The method of claim 5 wherein the offer is a rental offer.
- 1    7.     The method of claim 5 wherein the offer is a sale offer.
- 1    8.     The method of claim 5 wherein providing the offer comprises:  
2                providing a ranking based on a plurality of criteria.

1 9. The method of claim 1 further comprising:  
 2 providing an acceptance received from one of the requesting parties to one of  
 3 the responsible parties.

1 10. The method of claim 1 further comprising:  
 2 providing a property visit request received from one of the requesting parties  
 3 to one of the responsible parties; and  
 4 providing a property visit confirmation from one of the responsible parties to  
 5 one of the requesting parties.

1 11. The method of claim 1 further comprising:  
 2 providing an anonymous message received from one of the requesting parties  
 3 to one of the responsible parties.

1 12. The method of claim 1 further comprising:  
 2 receiving a lease execution notification from at least one of the responsible  
 3 parties.

1 13. The method of claim 1 further comprising:  
 2 receiving a sale execution notification from at least one of the responsible  
 3 parties.

1 14. The method of claim 1 further comprising:  
 2 billing the responsible party a success fee.

1 15. The method of claim 1 further comprising:  
 2 receiving a request for a promotional reward from at least one of the  
 3 requesting parties.

1 16. The method of claim 1 further comprising:  
 2 issuing a promotional reward to at least one of the requesting parties.

1 17. The method of claim 1 wherein receiving at least one transaction request  
2 comprises:  
3 providing a sequence of maps to prompt the requesting party to select at least  
4 one desired geographical location.

1 18. The method of claim 1 wherein receiving at least one property profile  
2 comprises:  
3 receiving at least one unit information.

1 19. The method of claim 1 wherein receiving at least one property profile  
2 comprises:  
3 receiving a billing information.

1 20. A machine readable medium having stored thereon instructions which when  
2 executed by a processor cause the machine to perform operations comprising:  
3 receiving at least one property profile from at least one responsible party;  
4 receiving at least one transaction request from each of a plurality of requesting  
5 parties;  
6 matching the transaction requests with the property profiles; and  
7 providing the transaction request to the responsible parties of those properties  
8 that match the transaction request.

1 21. The machine readable medium of claim 20 wherein providing the transaction  
2 request is achieved anonymously such that an identity of the requesting party is  
3 hidden from the responsible party.

1 22. The machine readable medium of claim 20 having stored thereon further  
2 instructions which when executed by the processor cause the machine to perform  
3 operations comprising:  
4 providing an offer received from at least one of the responsible parties to at  
5 least one of the requesting parties.

090349 6720360

1 23. The machine readable medium of claim 22 wherein providing the offer  
2 comprises:  
3 providing a ranking based on a plurality of criteria.

1 24. The machine readable medium of claim 20 having stored thereon further  
2 instructions which when executed by the processor cause the machine to perform  
3 operations comprising:  
4 providing an acceptance received from one of the requesting parties to one of  
5 the responsible parties.

1 25. The machine readable medium of claim 20 having stored thereon further  
2 instructions which when executed by the processor cause the machine to perform  
3 operations comprising:  
4 providing a property inspection request received from one of the requesting  
5 parties to one of the responsible parties; and  
6 providing a property inspection confirmation from one of the responsible parties to  
7 one of the requesting parties.

1 26. The machine readable medium of claim 20 having stored thereon further  
2 instructions which when executed by the processor cause the machine to perform  
3 operations comprising:  
4 providing an anonymous message received from one of the requesting parties  
5 to one of the responsible parties.

1 27. The machine readable medium of claim 20 having stored thereon further  
2 instructions which when executed by the processor cause the machine to perform  
3 operations comprising:  
4 receiving a lease execution notification from at least one of the responsible  
5 parties.

1 28. The machine readable medium of claim 20 having stored thereon further  
 2 instructions which when executed by the processor cause the machine to perform  
 3 operations comprising:  
 4 receiving a sale execution notification from at least one of the responsible  
 5 parties.

1 29. The machine readable medium of claim 20 having stored thereon further  
 2 instructions which when executed by the processor cause the machine to perform  
 3 operations comprising:  
 4 providing at least one of the responsible parties a success fee billed  
 5 confirmation message.

1 30. The machine readable medium of claim 20 having stored thereon further  
 2 instructions which when executed by the processor cause the machine to perform  
 3 operations comprising:  
 4 receiving a request for a promotional reward from at least one of the  
 5 requesting parties.

1 31. The machine readable medium of claim 20 wherein receiving at least one  
 2 transaction request comprises:  
 3 providing a sequence of maps to prompt the requesting party to select at least  
 4 one desired geographical location of real property.

1 32. The machine readable medium of claim 20 wherein receiving at least one  
 2 property profile comprises:  
 3 receiving at least one unit information.

1 33. The machine readable medium of claim 20 wherein receiving at least one  
 2 property profile comprises:  
 3 receiving a billing information.

- 1 34. A computer connected to a network comprising:  
2 a bus;  
3 a storage device coupled to the bus; and  
4 a processor coupled to the bus, the processor to execute software to  
5 cause the computer to perform operations comprising:  
6 (i) receiving at least one property profile from at least one  
7 responsible party,  
8 (ii) receiving at least one transaction request from each of a  
9 plurality of requesting parties,  
10 (iii) matching the transaction requests with the property  
11 profiles,  
12 (iv) providing the transaction request to the responsible  
13 parties of those properties that match the transaction request, and  
14 (v) providing an offer received from at least one of the  
15 responsible parties to at least one of the requesting parties.
- 1 35. The computer of claim 34 wherein the matching is performed by a matching  
2 engine.
- 1 36. The computer of claim 35 wherein the matching engine is comprised of a  
2 plurality of software instructions.
- 1 37. The computer of claim 34 wherein the processor further comprises software  
2 that includes instructions which, when executed by the processor, cause the computer  
3 to perform operations comprising:  
4 (vi) providing an acceptance received from one of the  
5 requesting parties to one of the responsible parties.
- 1 38. The computer of claim 34 wherein the processor further comprises software  
2 that includes instructions which, when executed by the processor, cause the computer  
3 to perform operations comprising:

- 4 (vi) providing a property inspection request received from  
5 one of the requesting parties to one of the responsible parties; and  
6 (vii) providing a property inspection confirmation from one  
7 of the responsible parties to one of the requesting parties.

1 39. The computer of claim 34 wherein the processor further comprises software  
2 that includes instructions which, when executed by the processor, cause the computer  
3 to perform operations comprising:

- 4 (vi) providing an anonymous message received from one of  
5 the requesting parties to one of the responsible parties.

1 40. The computer of claim 34 wherein the processor further comprises software  
2 that includes instructions, which when executed by the processor, cause the computer  
3 to perform operations comprising:

- 4 (vi) receiving a lease execution notification from at least one  
5 of the responsible parties

1 41. The computer of claim 34 wherein the processor further comprises software  
2 that includes instructions which, when executed by the processor, cause the computer  
3 to perform operations comprising:

- 4 (vi) receiving a sale notification from at least one of the  
5 responsible parties

1 42. The computer of claim 34 wherein the processor further comprises software  
2 that includes instructions which, when executed by the processor, cause the computer  
3 to perform operations comprising:

- 4 (vi) providing at least one of the responsible parties a  
5 success fee billed confirmation message.

1 43. The computer of claim 34 wherein the processor further comprises software  
2 includes instructions which, when executed by the processor, cause the computer to  
3 perform operations comprising:

4 (vi) receiving a request for a promotional reward from at  
5 least one of the requesting parties.

1 44. The computer of claim 34 wherein receiving at least one transaction request  
2 comprises:

3 providing a sequence of maps to prompt the renter to select at least one desired  
4 geographical location.

1 45. The computer of claim 34 wherein receiving at least one property profile  
2 comprises:

3 receiving at least one unit information.

1 46. The computer of claim 34 wherein receiving at least one property profile  
2 comprises:

3 receiving a billing information.

1 47. The computer of claim 34 wherein:

2 the network is the Internet; and

3 the software enables communications with each of the responsible parties and  
4 each of the requesting parties via the Internet.